

EXECUTIVE DEPARTMENT
STATE OF CALIFORNIA

EXECUTIVE ORDER W-18-91

WHEREAS, the State of California owns and leases real property worth billions of dollars used for diverse necessary public purposes, such as office buildings, educational facilities, correctional facilities, public parks and open space, waterways, roads and maintenance facilities, hospitals and developmental disability centers; and

WHEREAS, the State's real estate needs and the satisfaction of those needs, whether by redeployment of existing State property, acquisition or construction, requires thoughtful strategic planning and the coordinated efforts of all departments; and

WHEREAS, by Executive Order D-77-89, an asset management function was established in the Governor's Office of Planning and Research; and

WHEREAS, the Statewide Property Inventory mandated by AB 3972, Chapter 444 (1986) has been completed and preliminary evaluations made; and

WHEREAS, it is in the public interest for the State to manage its real estate under a clear and consistent policy direction and a coordinated central administrative process to identify property that is vacant, unused, underused or inefficiently used;

NOW, THEREFORE, I, PETE WILSON, Governor of the State of California, by virtue of the power and authority vested in me by the Constitution and statutes of the State of California, do hereby issue this order to become effective immediately:

1. It is the policy of the State to achieve the comprehensive planned management of the State's diverse portfolio of real estate to ensure optimum use for the State's operations and maximum value from the excess.
2. In the planning and implementation of this policy the following principles shall apply:
 - a) The State shall, where possible and feasible, own those real estate facilities necessary for State operations, where the need for the facility is long-term and ownership is economically advantageous over the life of the facility.
 - b) The State shall, where possible and feasible, consolidate its operations in joint use facilities at those locations where several departments with reasonably similar or compatible real estate needs are serving a similar, overlapping, adjacent, nearby, or included geographic area, or where geographic service areas is not a factor.
 - c) The State shall utilize the Statewide Property Inventory (SPI), and the database created thereby, as the central real estate management information system of the State.

- d) The State shall, where practical and feasible, cooperate and develop projects jointly with the private sector and seek new opportunities for the involvement of the private sector in accomplishing the real estate activities of the State.
- 3. In the Governor's Office of Planning and Research there continues the Office of Asset Management, through which the Director of the Office of Planning and Research shall oversee proactive asset management activities and coordinate State efforts to develop projects jointly between and among departments and with the private sector. Executive Order D-77-89 is superseded only to the extent it is inconsistent herewith.
 - 4. There is in the Executive Branch of State Government the Governor's Asset Management Coordinating Council (the "Council") to provide recommendations to the Governor on statewide real estate asset management issues.
 - a) The Council shall be chaired by the Secretary of the State and Consumer Services Agency. The other members of the Council shall be the Director of the Governor's Office of Planning and Research, the Director of the Departments of Finance, General Services, and Transportation, a senior representative of the University of California, and a senior representative of the California State University.
 - b) The Council shall review and provide comments on the major real estate needs and activities of the members of the Council, as well as other State agencies, with a view toward managing the real estate of the State consistent with the policies expressed herein and for the benefit of the State, taken as a whole. The Department of Finance shall assist in facilitating the cooperative use and/or transfer of real estate between special fund and separate constitutional agencies and shall consider guidance from the Council as to the prioritization of the real estate capital outlay requirements of the various departments.
 - c) Each member of the council shall designate a professional senior staff member, familiar with the real estate activities of its agency, to assist the Council in its duties.
 - d) The council shall meet at least quarterly.
 - e) Members of the council shall serve without compensation.
 - f) The Council is authorized, and shall within 180 days of its first meeting, develop guidelines for implementation of this Order as it deems necessary, to be submitted for prior approval to the Governor's Office.

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5. All State agencies shall cooperate with the Council and provide assistance and information deemed necessary to the Council and to the Department of General Services, which shall serve as principal staff to the Council. Those departments which by law may not be covered by this Order are requested to cooperate with and provide assistance and information to the Council. All State agencies shall be entitled to make presentations to the Council as to real estate programs or transactions which further the purposes of this Order.

IN WITNESS WHEREOF I have hereunto set my hand
and caused the Great Seal of the State of
California to be affixed this 31st day of
October 1991.

Governor of California

ATTEST:

Secretary of State